

I oppose H.B. 5429

This kind of one-size-fits-all forced density by state lawmakers isn't needed.

It is possible within this bill that 90% of what is developed is NOT affordable at all. Towns like Greenwich will still be exposed to **the abuses of 8-30g**. In fact, this bill will make it harder than ever get to the 10% threshold of affordable housing percentage of total housing stock.

* Sixty-five days may or may not be enough to consider all the complications of multi-unit developments. Apartment buildings are MUCH MORE COMPLEX than building a house. These buildings will use public water and public sewer, create traffic and have other impacts on neighbors, have important fire and safety codes, and more.

* Bill makes no mention of local infrastructure capacity or historic areas or open space preservation. Many train stations are in our state's coastal towns, what impact will this kind of forced density have on the natural environment?

* Small business and offices have clustered around our train stations. This bill pushing for high density housing will push up the price of already expensive real estate around our train stations, making it so that all we get are high-end luxury apartment buildings? Small businesses may struggle even more to stay where they are.

This proposal would alter the look of each area within a half mile of a downtown train station, devalue property, which is a person's greatest asset, decrease revenue from taxation, add to congested areas, and dramatically and negatively affect the ability of local zoning boards and residents to protect the architectural consistency and integrity of their neighborhoods.

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